

# Jacaranda Country Club Homeowners' Association

## Newsletter

**December 2018**

Dear Jacaranda Country Club HOA Friends and Neighbors:

*We hope this letter finds you and your families well and enjoying a peaceful Holiday Season.*

*We have a few things to get to, so this newsletter may be a bit lengthy. I suggest you read it all as it will be to your benefit.*

As President of JCCHOA, I (Dana Herriman) have decided that I will not seek a 4<sup>th</sup> term as a director. I will truly miss the challenge and the friendships I have made. During my tenure as President, I have been happy for your continuing support of our efforts to make some real strides creating a less expensive way to operate. Along with the other directors, I feel good about the way we as a Board have been transparent, financially responsible, genuinely caring about our neighbors' needs, and working for you and our community.

I am reaching out to all of those people who wish to contribute some time and a bit of effort to support your community by throwing your hat in the ring to run for the 2019 Board of Directors. It is truly satisfying to work toward new ideas for improving the HOA every year. Most of the hard work has been done and now the ride is easy.

Going forward, I will continue to be involved where needed for the transition of the new Board of Directors and any questions you as homeowners may have about general operations.

Sincerely, Dana Herriman

Dear Jacaranda Country Club Residents:

It is with regret that I would like to inform JCCHOA residents that I will not be running for Treasurer in 2019. I'd like to take this time to thank you all for your support over the past 3 years. When I first took over as Treasurer, the financial health of the neighborhood was in dire shape, where the neighborhood was spending significantly more than what it was collecting in annual dues. Since that time, the Board has made significant long-term changes, and I am pleased to leave the neighborhood with larger reserves than when we took over in March 2016.

I will not be running due to the time required to manage the fiscal responsibilities of the neighborhood due to my current job requirements and my family. While being Treasurer is not a full-time job, the responsibilities of being the Treasurer (and Board member) are not insignificant, and I can't continue to put forth a 100% effort. I will transition my knowledge and processes with the next Treasurer to ensure a smooth transition and hope that the next

Treasurer will manage the neighborhoods' funds with fiscal responsibility to ensure our neighborhood's long-term financial health.

Sincerely, John Williamson

The Board has created a new website where you can find a myriad of information. This was accomplished with the generous help of Sandie Clobridge who will also serve as the Webmaster. Our website host is Neighborhood Link. This website will be very helpful in finding anything pertaining to Jacaranda Country Club HOA. Only residents are invited to join as some of the items will be completely "private." You will need to set up a username and password to access the "private" items, and we recommend you use a username and password that you have **not** used before. The website address is: <http://www.jacarandacchoa.org>.

The purpose of the website is to present total transparency to the members of the JCCHOA community. Members are able to view, print or download the governing documents, the board meeting agendas and minutes, the monthly Treasurer's Report, the Architectural Control forms, the Property Manager's contact information and so much more. There is also a calendar where important dates will be displayed such as the dates and locations for the Annual Picnic, the Annual Election Meeting, and Monthly Regular Board Meetings. In addition, the website will also provide information to third parties (brokers, title companies) such as where to get Estoppel Certificates etc.

As Neighborhood Link provides its customers with the ability to make the documents uploaded to their websites "private," we have elected to do this for some of them. Therefore, registration will be required in order to be able to view, print or download the "private" documents.

To register for the JCCHOA website, please do the following:

Access the website by going to <http://www.jacarandacchoa.org> and look for this box on the right-hand side of the home page:

**Membership**

Membership in this website is private.  
Request membership access.

Click on "Request membership access" and complete the information requested. Again, we recommend that you use a username and password that you **DO NOT** use anywhere else. Our host will be upgrading to the "https" protocol in the very near future. Please don't forget to include your address in the Message Box as this is required in order to verify that you are a member of the Jacaranda community. A verification link will be sent to JCCHOA to approve your access. Upon approval, you will receive MEMBER status, which will allow you to access "all sections and documents" on the website.

After the initial registration, to access the website, go to <http://www.jacarandacchoa.org> and look for the small light green box on the upper left side of the home page that contains "Sign

In." Click "Sign In" and fill in your username and password in order to access the "private" documents. Most areas of the website will be available without signing in but the "private" documents included in the "Pages and Links" section of the website will not be accessible for viewing, printing or downloading unless you "Sign In."

**SIGN UP TODAY! DON'T MISS OUT!**

Please remember that any exterior modifications to your home and landscape must have a Architectural Request Form approved by the Architectural Control Committee (ACC). You can obtain these forms from our Management Company, [diane@cahillcpa.com](mailto:diane@cahillcpa.com).

We strongly recommend that you read over your Covenants and understand that you are responsible for the manner in which your home and property are kept. Please visit our website often for this and other documentation including agendas, minutes and Bylaws, etc.

When you buy a home in a neighborhood that is governed by an Association, you must respect and adhere to the Governing Documents. The City of Plantation has codes that all residents of the City of Plantation have to follow. In addition, each Association sets its own guidelines for the beauty and cleanliness of the properties therein.

We notice that some people are putting their garbage and debris out more than 24 hours prior to pick-up and this is causing a major concern with those that are abiding with the governing documents. Garbage and trash are main nesting and feeding places for rats and vermin. Please help us avoid rats and vermin by NOT allowing them a place to nest and eat.

We have asked previously that no vehicles be parked in the parklets, yet we are still finding cars and trucks parked there. Parking in the large parklet has damaged sprinkler heads and lines. Also, it is difficult for the landscapers to work if there are vehicles in the way. Also, no vehicles may park on our streets overnight. Please be sure that you do not have a trailer or work van with ladders in your driveway for longer than it takes to complete a job at your residence; these are considered a business and we are zoned residential. If you are leasing your property, please be sure to explain this to your tenants, as you and they will be given a notice and if it is not corrected, you will receive a letter and a possible fine with attorney fees for your tenant's violation of the rules and regulations of this community.

Contact information for our Management Company is:

Raymond C. Cahill, CPA, P.A., Management Services Company  
Diane Packard, Office Manager  
E-mail: [diane@cahillcpa.com](mailto:diane@cahillcpa.com) Phone: 954-862-1466

Wishing you and your family a wonderful Holiday Season and a fantastic New Year to come.

Sincerely,

**JCCHOA, Board of Directors**

Dana Herriman – President (954-562-8687), 8840 N Lake Dasha Dr., [jaccchoapres@gmail.com](mailto:jaccchoapres@gmail.com)  
Michelle Nathanson - Secretary  
John Williamson – Treasurer  
Lenny Ostroff – Director  
Sandie Clobridge – Director